

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 15, 2004  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley**

ITEM-1:     **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:     **REQUESTS FOR CONTINUANCES.**

ITEM-3:     **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:     **\*LYNCH/JUNEAU RESIDENCES– PROJECT NO. 5941**  
City Council District: 1; Plan Area: La Jolla

**STAFF:       Vena Lewis**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and a Map Waiver to demolish the existing single family residence and construct a 2,622 square-foot, single family residence with an attached two-car garage and a 2,261 square-foot, two-story, single family residence with an attached two-car garage at **527 Genter Street** and **528 Glenview Lane** in the RM-1-1 zone, Coastal Overlay and Coastal Height Limitation Overlay zones within the La Jolla Community Plan area.  
Report No. HO-04-197

**RECOMMENDATION:**

Approve

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ITEM-5:     **LA JOLLA MARKETPLACE - PROJECT NO. 45187**  
City Council District: 1; Plan Area: La Jolla/La Jolla Planned District

**STAFF:       Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and Map Waiver to create fourteen (14) residential and seven (7) commercial spaces to condominium ownership on a 2.319 acre site in the Area 1 land use designation of the La Jolla Planned District at **7514 Girard Avenue** also within the Coastal Overlay Zone (non-appealable area) and Coastal Height Limit within the La Jolla Community Plan boundaries.  
Report No. HO-04-197

**RECOMMENDATION:**

Approve.

ITEM-6:     **BENSON CONDO'S – PERMIT NO. 29723**  
City Council District: 2; Plan Area: Mission Beach Planned District

**STAFF:       Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit, Map Waiver and Waiver of Undergrounding to demolish and existing residence and construct two new residential dwelling units for condominium ownership on a 2,430 square foot lot zoned R-S and located at **3656 Bayside Walk** within the boundaries of the Mission Beach Parking Impact area. Report No. HO-04-205.

**RECOMMENDATION:**

Approve

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ITEM-7:       **\*FLETCHER BUILDING MAP WAIVER – PROJECT NO. 40575**  
City Council District: 2; Plan Area: Centre City

**STAFF:       Pete Lynch**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map to create 21 residential and 1 commercial condominium units at **602 Broadway** in the Centre City Planned District. Approved by CCDC under their Master Environmental Impact Report (MEIR). Report No. HO-04-206

**RECOMMENDATION:**  
Approve

ITEM-8:       **ARECHIGA TENTATIVE MAP - PROJECT NO. 11072**  
City Council District: 4; Plan Area: Southeastern San Diego

**STAFF:       William Zounes**

Approve, conditionally approve, or deny an application for a Tentative Map to create two parcels from one existing 0.313 acre site at **135 S. 45<sup>th</sup> Street** in the SF-5000 Zone of Southeastern San Diego Planned District.  
Report No. HO-04-208.

**RECOMMENDATION:**  
Approve